

150.0

0006

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

799,800 / 799,800

USE VALUE:

799,800 / 799,800

ASSESSED:

799,800 / 799,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEMPLE DANIEL TIMOTHY	
Owner 2: MADISON ERIN M	
Owner 3:	

Street 1: 9 GRAND VIEW RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: BENCE REBECCA J/NEIL F -	
Owner 2: -	
Street 1: 533 JETTY WAY	
Twn/City: REDWOOD CITY	
St/Prov: CA	Cntry:
Postal: 94065	

NARRATIVE DESCRIPTION
This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1552 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 6200 Sq. Ft. Site 0 80. 0.98 9

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6200.000	315,000		484,800	799,800		99529
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,000	0	6,200.	484,800	799,800	799,800	Year End Roll	12/18/2019
2019	101	FV	244,700	0	6,200.	454,500	699,200	699,200	Year End Roll	1/3/2019
2018	101	FV	236,500	0	6,200.	375,700	612,200	612,200	Year End Roll	12/20/2017
2017	101	FV	236,500	0	6,200.	345,400	581,900	581,900	Year End Roll	1/3/2017
2016	101	FV	236,500	0	6,200.	315,100	551,600	551,600	Year End	1/4/2016
2015	101	FV	222,100	0	6,200.	309,100	531,200	531,200	Year End Roll	12/11/2014
2014	101	FV	222,100	0	6,200.	287,200	509,300	509,300	Year End Roll	12/16/2013
2013	101	FV	222,100	0	6,200.	273,300	495,400	495,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
BENCE REBECCA J	73110-47	1	8/14/2019		820,000 No No
COSTELLO FREDER	47723-480		8/29/2006		526,000 No No
HOLLY KRISZTINA	33323-52		7/26/2001		402,500 No No Y
ROY SAROJ/ETAL	25241-352		3/24/1995		215,000 No No Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
8/11/2014	966	Redo Bat	2,000 8/11/2014 Tile bathroom.
8/26/2009	781	Porch	4,000
11/30/2007	1103	Redo Bat	3,000 G9 GR FY09 TILE BTH FLR & WAL
9/26/2007	860	Manual	3,600 install new roof /
6/3/1999	316	Manual	3,000 REROOF

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 5 - Cape	2	Rating: Good	A Bath:	Rating:	OF = SINK IN BMT.													
Sty Ht: 1T - 1 & 3/4 Sty			3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1		A 3QBth:	Rating:														
Foundation: 1 - Concrete			1/2 Bath:	Rating:														
Frame: 1 - Wood			A HBth:	Rating:														
Prime Wall: 1 - Wood Shingle			OthrFix: 1	Rating: Fair														
Sec Wall:	%		OTHER FEATURES															
Roof Struct: 1 - Gable			Kits: 1	Rating: Very Good														
Roof Cover: 1 - Asphalt Shgl			A Kits:	Rating:														
Color: TAN			Fpl:	Rating:														
View / Desir:			WSFlue:	Rating:														
GENERAL INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN									
Grade: C - Average			Location:			Exterior:	No Unit	RMS	BRS	FL								
Year Blt: 1950	Eff Yr Blt:		Total Units:			Interior:	1	6	4	M								
Alt LUC:	Alt %:		Floor:			Additions:												
Jurisdict:	Fact: .		% Own:			Kitchen:												
Const Mod:			Name:			Baths:												
Lump Sum Adj:			DEPRECIATION			Plumbing:												
INTERIOR INFORMATION			Phys Cond: GV - Good-VG	10. %		Electric:												
Avg Ht/FL: STD			Functional:			Heating:												
Prim Int Wall: 2 - Plaster			Economic:			General:												
Sec Int Wall: 1 - Drywall	25 %		Special:															
Partition: T - Typical			Override:															
Prim Floors: 3 - Hardwood			Total: 10.8 %															
Sec Floors:	%		CALC SUMMARY															
Bsmnt Flr: 12 - Concrete			Basic \$ / SQ: 105.00															
Subfloor:			Size Adj.: 1.32654643															
Bsmnt Gar: 1			Const Adj.: 0.99989998															
Electric: 3 - Typical			Adj \$ / SQ: 139.273															
Insulation: 2 - Typical			Other Features: 91845															
Int vs Ext: S			Grade Factor: 1.00															
Heat Fuel: 2 - Gas			NBHD Inf: 1.00000000															
Heat Type: 1 - Forced H/Air			NBHD Mod:															
# Heat Sys: 1			LUC Factor: 1.00															
% Heated: 100	% AC: 100		Adj Total: 353088															
Solar HW: NO	Central Vac: NO		Depreciation: 38134															
% Com Wall	% Sprinkled:		Depreciated Total: 314955															
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:	PARCEL ID										
SPEC FEATURES/YARD ITEMS												150.0-0006-0009.A						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							